

To,

UPRERA

Raj Niyujan Sansthan, Naveen Bhawan,
Kalakankar House, Old Hyderabad,
Lucknow.

Subject: Clarification regarding issues raised in registration application No. 1491383

Dear Sir/Mam,

We have received your letter dated 22/04/2025 requiring us to clarify on some issues in our registration application no. 1491383.

We are submitting herewith detailed clarification under issues mentioned in your letter as under-

CLARIFICATION REGARDING PROJECT NAME, PROMOTER NAME AND LAND OWNER/CO-PROMOTER NAME-

1. PROJECT NAME- VINAY HEIGHTS
PROMOTER NAME – M/S SHRIKANTH INFRA

M/s Shrikanth Infra is a partnership firm, got registered developer agreement with Land Owner M/s Signature Tradecom LLP (previously known as Signature Tradecom Private Limited) via registered deed no. 5462/23 dated 20/06/2023 and registered deed no. 6438/23 dated 14/07/2023.

2. LAND OWNER NAME – SIGNATURE TRADECOM LLP

The land was originally purchased by M/s Signature Tradecom Private Limited. Later on M/s Signature Tradecom Private Limited converted to Signature Tradecom LLP vide Ministry of Corporate Affairs dated 19/09/2020 and new LLP No. AAT-8927.

3. M/s Signature Tradecom Private Limited purchased a piece of land situated at Araj No. 132Mi, 133Mi, 134Mi, 158 and 138Mi MAUZA – Dhanpalpur, Pargana – Kaswar Sarkari, Varanasi, area measuring 5030 sq.mtr. by authorizing its then director Mr. Mahesh Kumar s/o Mr. Vishwanath Kumar.

We are submitting herewith detailed clarification under issues mentioned in your letter as under-

1. a) M/s Signature Tradecom LLP does not have any TAN No. and being the co-promoter, it is not required to deduct TDS. Hence TAN certificate not uploaded.

b) As per Rule 24 of the LLP Rules, 2009, every LLP is required to get their Books of Accounts audited if its business turnover exceeds Rs. 40 lacs but in our case, business transaction is less than the limit as specified hence M/s Signature Tradecom LLP is not required to get its audited and unaudited financial statement have been uploaded.

c) M/s Shrikanth Infra, a partnership firm is duly incorporated on 01/04/2023, hence the ITR has been uploaded for the A.Y. 2024-2025 (F.Y. 2023-2024) only.
2. a) Project end date has been rectified in our registration.

b) On the approved project layout, name of authorized representative of land owner M/s Signature Tradecom LLP i.e. Mahesh Kumar (Copy of resolution is enclosed) is mentioned and name of promoter i.e, M/s Shrikanth Infra is mentioned.

The Project Name Vinay Heights is mentioned on all the development works layout and in RERA bank accounts.

c) We are providing clarification on name of Land Owner and promoter.

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3. M/s Signature Tradecom Private Limited purchased a piece of land situated at Araji No. 132Mi, 133Mi, 134Mi, 158 and 138Mi MAUZA – Dhanpalpur, Pargana – Kaswar Sarkari, Varanasi, area measuring 3227.06 sq.mtr. by authorizing its then director Mr. Mahesh Kumar s/o Mr. Vishwanath Kumar.

3. a) The signed Floor plan is enclosed herewith.

b) The development work has duly been explained. We are attaching the copy of the same hereunder.

c) Correction has been made in the inventory of the project according to that given in approved layout.

4. Changes in name on Bank statements of the project as prescribed in UPRERA has been applied with the bank. As told by bank it may take few days for the same. We request to please consider it as we will submit the new bank statement as soon as changes will be made.

5. STATUS OF MUTATION

LAND OWNER NAME – SIGNATURE TRADECOM LLP

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a) We hereby clarify that Signature Tradecom LLP is our land owner which has been made the co-promoter of our project Vinay Heights having Promoter Registration No. UPRERAPRM356784.

b) It is customary as well as compulsory to give name of any individual while comply or communicate with any government agencies/authorities. The application of

mutation moved through Mr. Mahesh Kumar s/o Vishwanath Kumar then director of Signature Tradecom Private Limited NOW Signature Tradecom LLP. Kindly have a look at khatauni no. 133mi, 134 and 157 wherein the complete mutation have been done as under - “ Purchaser Mahesh Kumar s/o Vishwanath Kumar director Signature Tradecom Pvt. Ltd. 09/12 Lalbajar.”

- c) The registered developer agreement entered between Land Owner Signature Tradecom LLP (Previously known as Signature Tradecom Private Limited) and Building developer M/s Shrikanth Infra has been attached in the land details as required.
6. a) End date has been mentioned in the Form B and also the authorization letter has been attached along with the same as asked.
- b) In electric layout, the changes has been made and the area of transformer and DG has been highlighted as prescribed.
- c) Copy of Fire NOC has been attached herewith the reply and other documents section.

Hope the above shall serve the purpose of your goodself, if any other query please investigate us.

Thanking You,
M/s Shrikanth Infra
Partner

SHRIKANTH INFRA

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To,
The Branch Head,
HDFC Bank,
D-58/52 A-2A A-5, M S Plaza
Rathyatra Crossing, Varanasi (U.P)

Date: - 29/04/2025

Subject: Correction of Name in RERA accounts opened at HDFC Bank, Rathyatra Branch, Varanasi (U.P.) as per the provisions of RERA.

Dear Sir,

We have 3 a/c's opened of RERA opened with your branch with following account nos.:

Sr.No.	Account No.	Title of A/C
1	50200108337622	M/S SHRIKANTH INFRA VINAY HEIGHTS MASTER COL
2	50200108188438	M/S SHRIKANTH INFRA VINAY HEIGHTS RERA A/C
3	50200108442306	M/S SHRIKANTH INFRA

But as per RERA Norms 2020, our registration has been held due to the name of accounts not as per RERA guideline and we have given directions to change the name as per given below on high priority-

Sr.No.	Account No.	Title of A/C
1	50200108337622	M/S SHRIKANTH INFRA COLLECTION ACCOUNT FOR VINAY HEIGHTS
2	50200108188438	M/S SHRIKANTH INFRA SEPARATE ACCOUNT FOR VINAY HEIGHTS
3	50200108442306	M/S SHRIKANTH INFRA TRANSACTION ACCOUNT FOR VINAY HEIGHTS

So please consider our above request and do the needful as soon as possible.

Thanks & Regards

For Shrikanth Infra

SHRIKANTH INFRA

(Partner)

(Partner)

(Partner)